

083.0

0004

0004.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

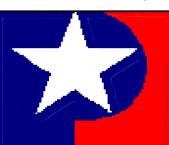
Total Card / Total Parcel
661,100 / 661,100

USE VALUE:

661,100 / 661,100

ASSESSED:

661,100 / 661,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEFABRITIIS JOSEPH & LINDA/TRS
Owner 2:	LINDA D DEFABRITIIS REVOCABLE
Owner 3:	TRUST

Street 1:	76 PARK AVE EXT
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:		Own Occ:	Y
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1: DE FABRITIIS JOSEPH--ETAL -
Owner 2: DE FABRITIIS LINDA -
Street 1: 76 PARK AVE EXT
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 5,095 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1967, having primarily Vinyl Exterior and 1708 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census:
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Units PriceUnits Type Type Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code Value
101 One Family 5095 Sq. Ft. Site 0 70. 1.12 6

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5095.000	260,100		401,000	661,100		52105
							GIS Ref
							GIS Ref
							Insp Date
							09/18/18

PREVIOUS ASSESSMENT **Parcel ID** 083.0-0004-0004.B !6779!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,100	0	5,095.	401,000	661,100	661,100	Year End Roll	12/18/2019
2019	101	FV	209,600	0	5,095.	395,300	604,900	604,900	Year End Roll	1/3/2019
2018	101	FV	210,500	0	5,095.	303,600	514,100	514,100	Year End Roll	12/20/2017
2017	101	FV	210,500	0	5,095.	286,400	496,900	496,900	Year End Roll	1/3/2017
2016	101	FV	210,500	0	5,095.	263,500	474,000	474,000	Year End	1/4/2016
2015	101	FV	207,100	0	5,095.	246,300	453,400	453,400	Year End Roll	12/11/2014
2014	101	FV	207,100	0	5,095.	226,800	433,900	433,900	Year End Roll	12/16/2013
2013	101	FV	207,100	0	5,095.	226,800	433,900	433,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE FABRITIIS JO	56941-166		6/2/2011	Convenience	10	No	No		
	12945-642		3/12/1976		43,000	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/14/2015	1548	Re-Roof	5,467						9/18/2018	Inspected	CC	Chris C			
10/27/2011	1371	Redo Bat	7,000						8/13/2018	MEAS&NOTICE	CC	Chris C			
7/2/1992	283	Manual	1,800					ROOFING	5/2/2012	Info Fm Prmt	MM	Mary M			
									12/23/2008	Meas/Inspect	163	PATRIOT			
									3/1/2000	Inspected	276	PATRIOT			
									1/14/2000	Measured	163	PATRIOT			
									12/1/1981		MM	Mary M			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 05 - Garrison				Full Bath: 1	Rating: Good			A Bath:	Rating:								
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Average												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 4 - Vinyl				OthrFix:	Rating:												
Sec Wall: 8 - Brick Veneer	12%																
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Color: beige				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average								Lvl 2									
Year Blt: 1967	Eff Yr Blt:							Lvl 1									
Alt LUC:		Alt %:						Lower									
Jurisdict: G13		Fact: .						Totals	RMs: 6	BRs: 3	Baths: 1	HB 1					
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	6	3					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%						Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 083-0-0004-0004.B																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		10X12	A	AV	2005	0.00	T	11.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					

28

4

9

PAT (36)

4

24

SFL
FFL
BMT
(672)

15

SFL (28)

1

4

IMAGE

AssessPro Patriot Properties, Inc